



Peter Clarke

21 Roebuck Road, Bishopton, Stratford-upon-Avon, Warwickshire, CV37 0UR

- Detached
- Accommodation over three floors
- Beautifully presented and upgraded by the current owners
- Landscaped rear garden
- Garage and off road parking
- Conveniently located for transport links



Offers Over £430,000

A BEAUTIFULLY PRESENTED AND THOUGHTFULLY UPGRADED FOUR BEDROOM DETACHED HOME LOCATED NORTH OF THE RIVER AND OFFERING GOOD ACCESS TO STRATFORD PARKWAY, THE M40 AND THE TOWN CENTRE. With accommodation over three floors and some NHBC warranty remaining, this property makes an ideal turn-key home.

#### ACCOMMODATION

Entrance hall. Breakfast kitchen having matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated five ring gas hob, overhead extractor, integrated oven, grill, dishwasher, washing machine and fridge freezer. Cloakroom with wc and wash hand basin. Sitting room with understairs storage cupboard and doors to garden.

First floor landing. Bedroom with built in wardrobes. Two further bedrooms. Bathroom having bath with shower over, wc and wall mounted wash hand basin, wall mounted heated towel rail.

Second floor landing with airing cupboard. Main bedroom with bespoke fitted wardrobes and dressing table. En suite with shower cubicle, wc and wash hand basin, wall mounted heated towel rail.

Outside to the rear is a landscaped garden comprising extended patio leading to a lawned garden and enclosed by fencing. Gated side access.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is a service charge of approximately £150 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



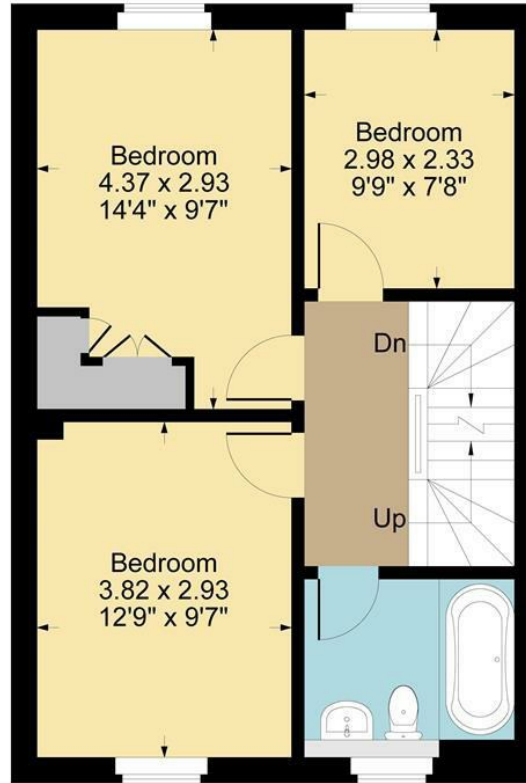
21 Roebuck Road, Stratford-upon-Avon



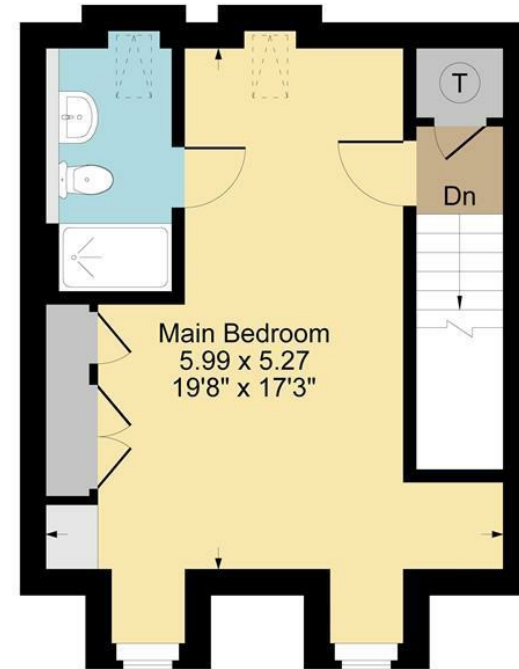
Approximate Gross Internal Area  
Ground Floor = 47.08 sq m / 507 sq ft  
First Floor = 46.09 sq m / 496 sq ft  
Second Floor = 33.30 sq m / 358 sq ft  
Total Area = 126.47 sq m / 1361 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor

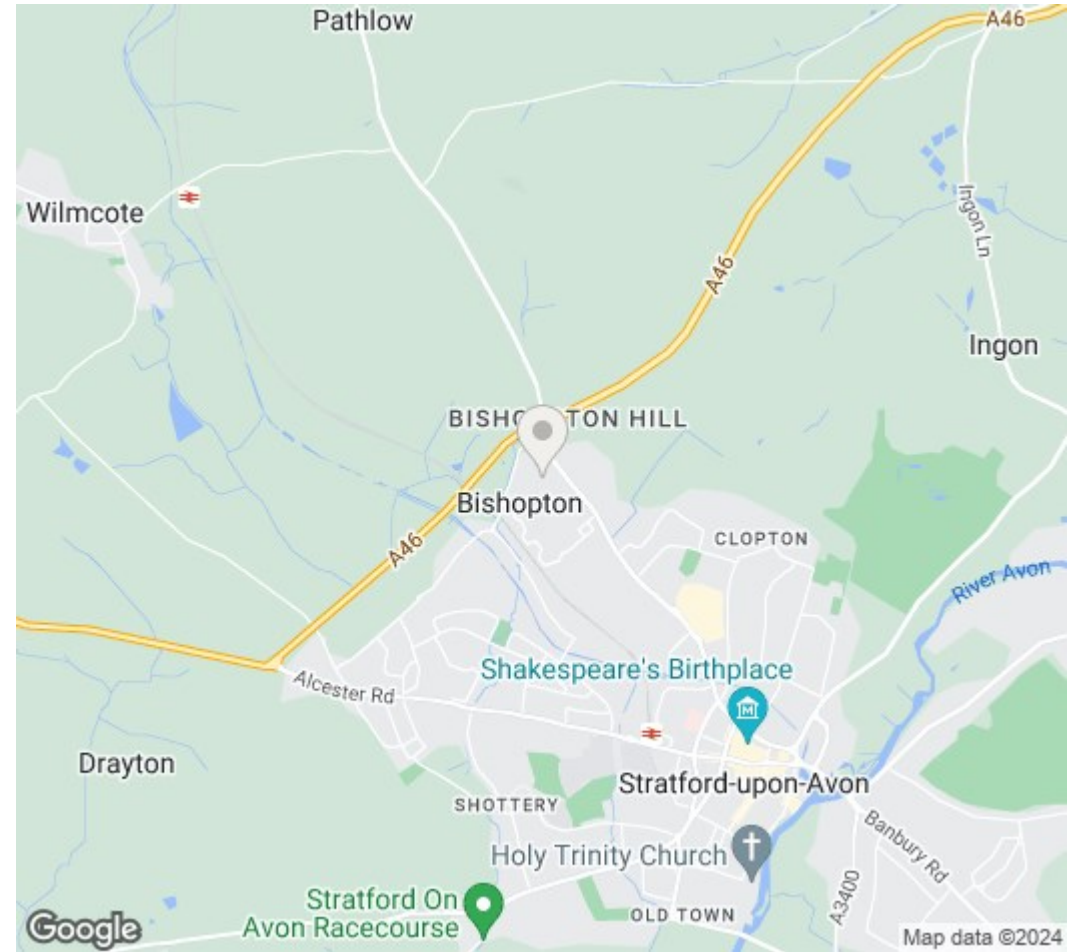


First Floor



Second Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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